

BAMBAUER SURVEY  
S.E. QTR. SEC. 21, T 6S, R 5E  
WASHINGTON TWP., AUGLAIZE CO., OHIO



NO SCALE

CENTER RD

SITE

SR 219



0'                      300'                      600'

SCALE 1" = 300'

BASIS OF BEARING: BEARINGS ARE OHIO STATE PLANE  
NORTH ZONE, 3401, NAD 83, GRID DISTANCES SHOWN  
ARE GROUND.

### LEGEND

- 5\8x30" IRON PIN (SET) W/PINK PLASTIC CAP  
STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ♂ MAG NAIL/PK NAIL (FOUND)
- ☒ MONUMENT BOX
- WOOD POST
- \* NEW DIVISION LINE
- "LTS" LOCK TWO SURVEYING CAP

## SURVEY REFERENCES

WAS 21-1  
WAS 21-2  
SUR BK R PG 300  
SUR BK D PG 170

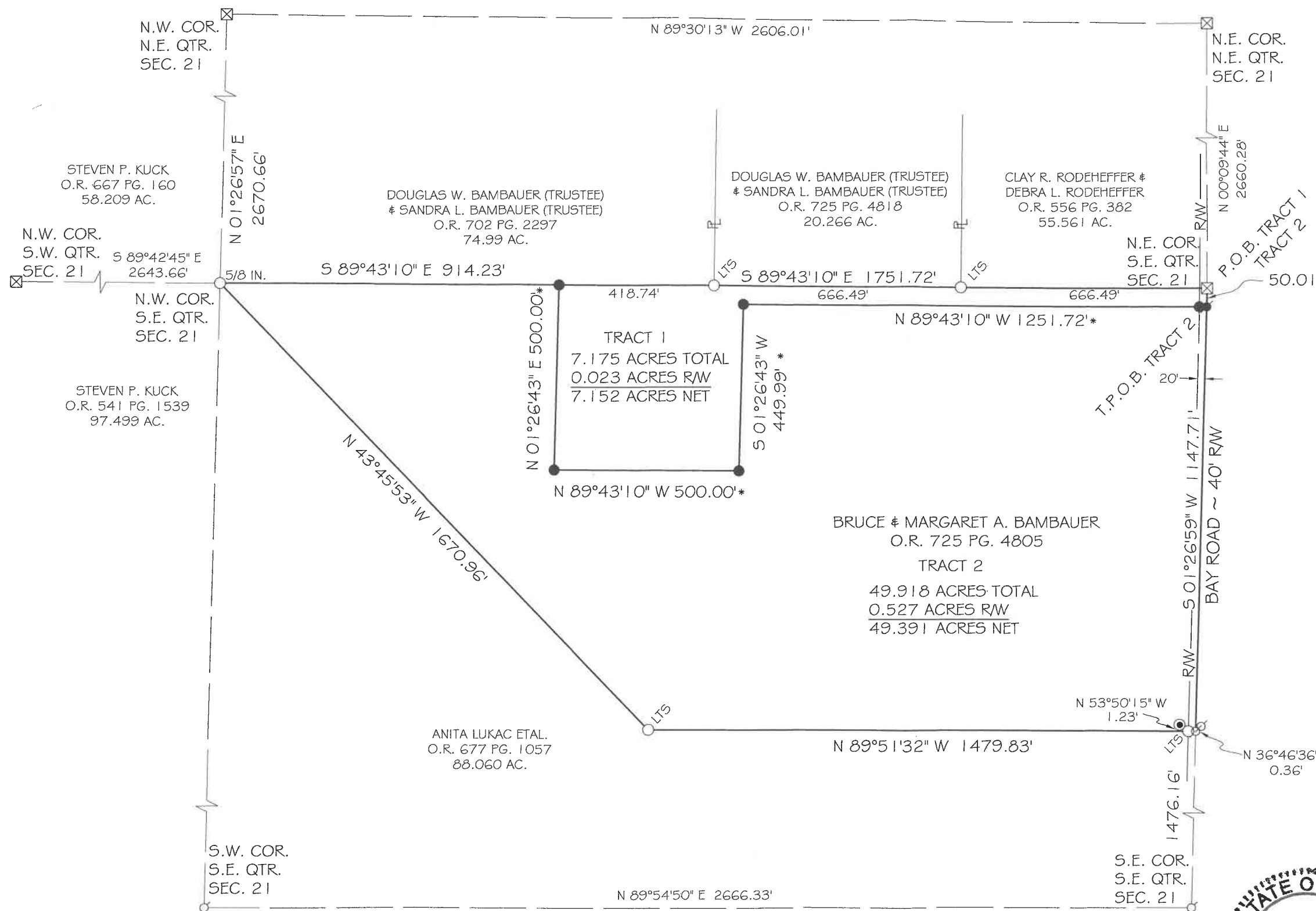
FILED IN SURVEY BOOK "V", PAGE 219 IN THE  
AUGLAIZE COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN,  
419-753-3332



#24024

V-219



STATE OF OHIO  
 CHRISTOPHER S.  
 HARMON  
 S-7988  
 REGISTERED PROFESSIONAL ENGINEER

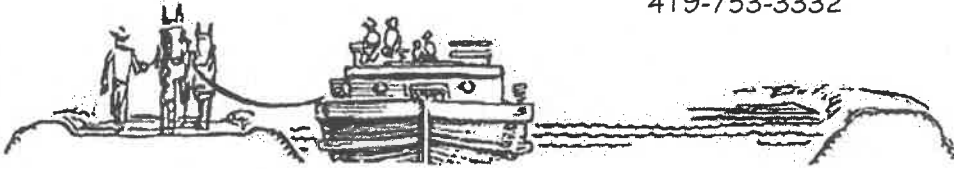
4/2/20  
DATE

CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF.  
ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE  
TIME THE FIELD WORK WAS PERFORMED IN MARCH, 2024 AND DONE WITHOUT THE BENEFIT  
OF A TITLE SEARCH.

Lock Two Surveying, LLP.  
5166 Lock Two Rd.  
New Bremen, Oh 45869  
419-753-3332

Cell: Jenny Santignon 419-733-9606  
Chris Harmon P.S. 419-733-9607



**BAMBAUER SURVEY  
PT. PAR. #M3602100500  
TRACT 1  
7.175 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21 TOWN 6S RANGE 5E, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY BRUCE AND MARGARET A. BAMBAUER AS RECORDED IN OFFICIAL RECORD 725 PAGE 4805 AND BEING MORE PARTICULLARY DESCRIBED AS FOLLOWS:

Beginning at a brass plug in a monument box found at the northeast corner of the southeast quarter of Section 21 and being in the centerline of Bay Road, said monument box also marking the **Point of Beginning** of the tract herein described;

Thence, with the east line of the southeast quarter of Section 21 and the centerline of Bay Road, South  $01^{\circ}26'59''$  West, 50.01 feet, to a Mag Nail set;


Thence, with new division lines the following 4 courses;

1. North  $89^{\circ}43'10''$  West, 1251.72 feet to an iron pin set, passing for reference at 20.00 feet an iron pin set in the west right of way line of Bay Road;
2. South  $01^{\circ}26'43''$  West, 449.99 feet to an iron pin set;
3. North  $89^{\circ}43'10''$  West, 500.00 feet to an iron pin set;
4. North  $01^{\circ}26'43''$  East, 500.00 feet to an iron pin set in the south line of a 74.99 acre tract of land owned by Douglas W. Bambauer (Trustee) and Sandra L. Bambauer (Trustee) as recorded in Official Record 702, Page 2297

Thence, with the south line of said 74.99 acre tract, the south line of a 20.266 acre tract of land owned by Douglas W. Bambauer (Trustee) and Sandra L. Bambauer Trustee as recorded in Official Record 725, Page 4818 and the south line of a 55.561 acre tract of land owned by Clay R. Rodeheffer and Debra L. Rodeheffer as recorded in Official Record 556, Page 382, South  $89^{\circ}43'10''$  East 1751.72 feet to **Point of Beginning**, passing for reference at 418.74 feet to an iron pin with "Lock Two" cap found, 1085.23 feet to iron pin with "Lock Two" cap and at 1731.72 feet to the west right of way line of Bay Road, containing 7.175 acres more or less and having 0.023 acres lie within the right of way line of Bay Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in the County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in March, 2024 and filed in Survey Book "V", Page 219 at the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



4/2/24  
Date

Lock Two Surveying, LLP.

5166 Lock Two Rd.  
New Bremen, Oh 45869

419-753-3332

Cell: Jenny Saintignon 419-733-9606

Chris Harmon P.S. 419-733-9607



**BAMBAUER SURVEY  
PT. PAR. #M3602100500  
TRACT 2  
49.918 ACRES**

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21 TOWN 6S RANGE 5E, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF A TRACT OF LAND OWNED BY BRUCE AND MARGARET A. BAMBAUER AS RECORDED IN OFFICIAL RECORD 725 PAGE 4805 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a brass plug in a monument box found at the northeast corner of the southeast quarter of Section 21;

Thence, with the east line of the southeast quarter of Section 21 and the centerline of Bay Road, South  $01^{\circ}26'59''$  West, 50.01 feet to a Mag Nail set, said Mag Nail also marking the **Point of Beginning** of the tract herein described;

Thence, with the east line of the southeast quarter of Section 21 and the centerline of Bay Road, South  $01^{\circ}26'59''$  West, 1147.71 feet, to a Mag Nail found;

Thence, with the north line of a 88.060 acre tract of land owned by Anita Lukac Etal. as recorded in Official Record 677, Page 1057, North  $89^{\circ}51'32''$  West, 1479.83 feet to a iron pin with "Lock Two" cap found, passing for reference at 20.00 feet an iron pin with "Lock Two" cap found in the west right of way line of Bay Road;

Thence, with the north line of said 88.060 acre tract, North  $43^{\circ}45'53''$  West, 1670.96 feet to a 5/8' iron pin found at the northwest corner of the southeast quarter of said Section 21;

Thence, with the north line of the southeast quarter of Section 21 and the south line of a 74.99 acre tract of land owned by Douglas W. Bambauer Trustee and Sandra L. Bambauer Trustee as recorded in Official Record 702, Page 2297, South  $89^{\circ}43'10''$  East, 914.23 feet to an iron pin set;

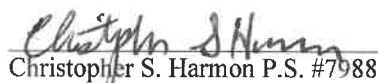
Thence, with new division lines the following 5 courses;

1. South  $01^{\circ}26'43''$  West, 500.00 feet to an iron pin set;
2. South  $89^{\circ}43'10''$  East, 500.00 feet to an iron pin set;
3. North  $01^{\circ}26'43''$  East, 449.99 feet to an iron pin set;

South  $89^{\circ}43'10''$  East, 1251.72 feet to **Point of Beginning**, passing for reference at 1231.72 feet to a iron pin set in the west right of way line of Bay Road, containing 49.918 acres more or less and having 0.527 acres lie within the right of way line of Bay Road and being subject to all legal rights of way, easements, agreements and restrictions of record.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in the County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in March, 2024 and filed in Survey Book "V", Page 219 at the Auglaize County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



4/2/24  
Date